



**Staff Report
Planning Commission Recommendation
to the Board of Appeals
March 28, 2022**

BOA NO.: MA-BOA-2022-02

OWNER: Susan and Clyde Boller
13801 Motters Station Road
Rocky Ridge, Maryland 21778

APPLICANT: Susan and Clyde Boller
13801 Motters Station Road
Rocky Ridge, Maryland 21778

PROPOSED USE: Bed and Breakfast in a Residential building

REQUEST: The applicant is requesting approval to run a bed and breakfast out of an existing home.

PROJECT INFORMATION:
ADDRESS/LOCATION: 17 Paradise Avenue, Mount Airy, Maryland 21771
COMP. PLAN: RE – Residential Existing
WATER/SEWER: W-1/S-1 Existing/Final Planning

HISTORY / BACKGROUND:

This property underwent an extensive rebuild over the last three years by the owners preparing to make this homestead into a Bed and Breakfast. This house was the childhood home for Susan the applicant, she purchased it from her siblings for the sole purpose to turn it into a Bed and Breakfast.

The parcel is 22,215 sq. ft. that is located on the corner of Paradise Avenue and Dorsey Avenue. The applicant is proposing parking at the rear of the property, access will be along Dorsey Ave. “see attached”

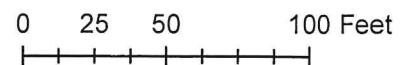
Planning Commission can require special conditions for this recommendation to the Board of Appeals.

Staff recommendation:

That the Planning Commission forwards this request to the Board of Appeals with a favorable recommendation to allow the operation of a Bed and Breakfast located at 17 Paradise Avenue. With the conditions that no more than #? of rooms will be used for the purpose of Bed and Breakfast activities.



17 Paradise Ave.



Legend

Zoning_MtAiry_Carroll

Zoning

DTZ

RE ~ Residential Existing

R3 ~ Medium Density Residential

Tax Parcels



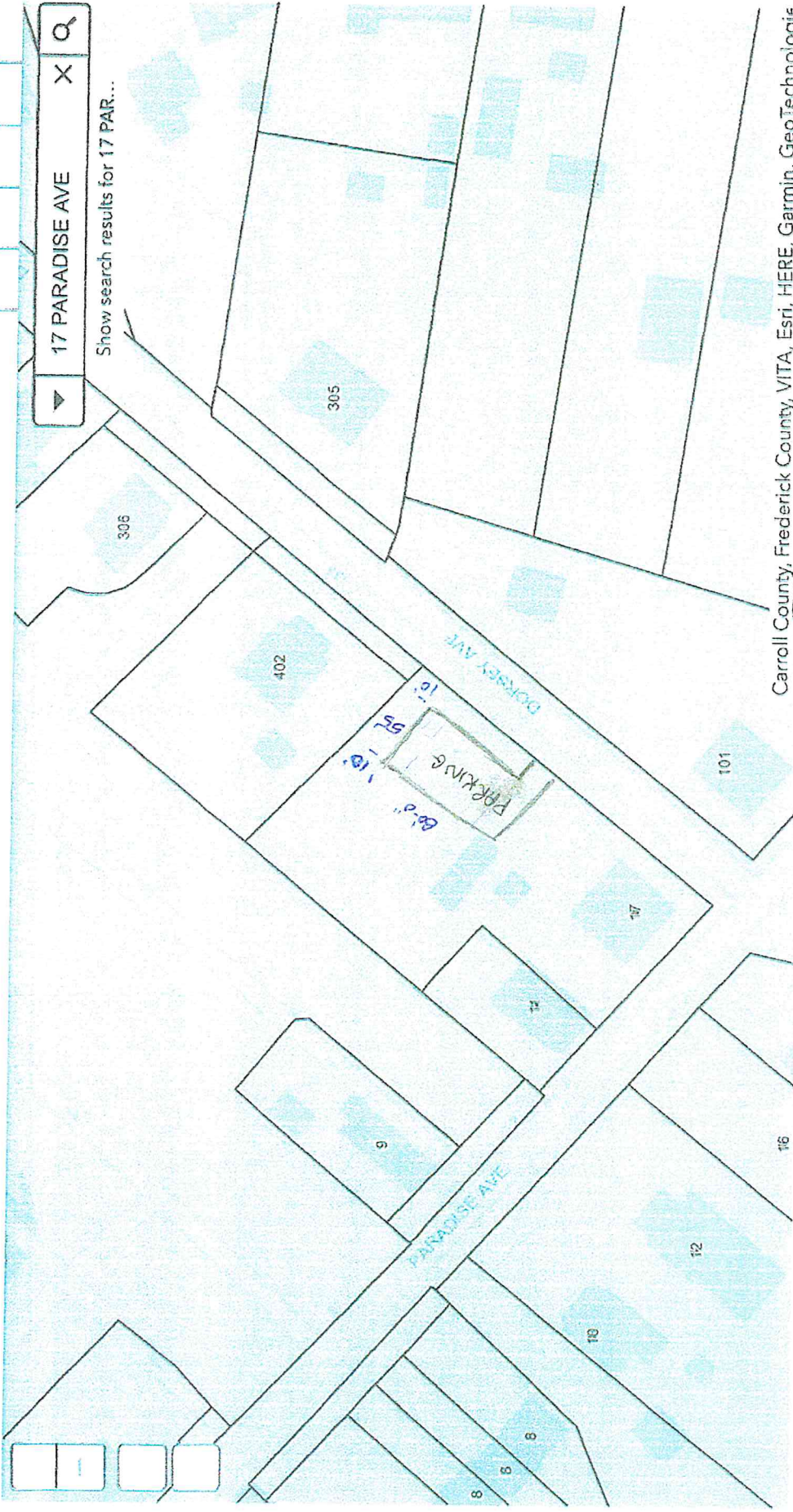
17 PARADISE

**AN HISTORIC BED AND BREAKFAST
WITHIN THE HISTORIC DISTRICT OF
MOUNT AIRY. MARYLAND**





Carroll County Parcel Inquiry



Carroll County, Frederick County, VITA, Esri, HERE, Garmin, GeoTechnology

0 30 60ft

North Arrow

112-62 SPECIAL EXCEPTIONS

(26)

Bed-and-breakfasts. Bed-and-breakfast facilities in the CC, NP, LC and RE zones, subject to the following conditions:

[Added 10-4-2004 by Ord. No. 2004-8]

(a)

The primary use of the structure and property shall be residential.

(b)

Individual bed-and-breakfast units shall not contain cooking facilities.

(c)

Interior residential features shall be retained in a manner which allows reconversion to a residential use.

(d)

The dwelling shall be owner-occupied and managed.

(e)

No more than four rooms shall be rented.

(f)

Parking shall be provided on site with one additional space required for each room that is available to be rented.

(g)

The use of the property as a bed-and-breakfast shall be shown by the owner not to be detrimental to the neighborhood.

(h)

Other than an authorized sign, the bed-and-breakfast use shall be shown to be compatible with the neighborhood and shall be maintained and landscaped to eliminate outward signs of transient use.

(i)

No residential structure shall be removed in order to allow for a bed-and-breakfast use or removed for parking for such a use.

(j)

Meals shall be served only to customers who are actually using the bed-and-breakfast accommodations overnight, nonpaying residents, or their bonafide guests.

(k)

The maximum stay for each customer using the bed-and-breakfast accommodations shall be 14 days, and a guest book shall be maintained by the owner which accurately identifies all customers for each night's lodging.

(l)

No more than one nonresident person may be employed on the premises on a full-time basis (i.e., at least 35 hours per week).

(m)

A bed-and-breakfast shall not have any sign or other evidence of its use except one sign not exceeding two feet by three feet in area, which may be double-faced and illuminated by indirect lighting.

(n)

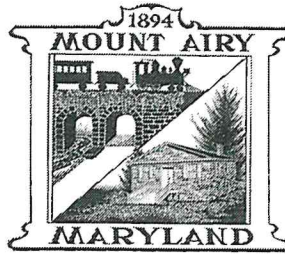
The Board shall not approve a proposed bed-and-breakfast use unless it finds that the use will achieve a maximum of compatibility, safety, efficiency and attractiveness. In making such determination, the fact the proposed bed-and-breakfast complies with all other stated general regulations contained in this Subsection **F(26)** (as well as all general development standards or other specific requirements of the applicable zone within the Town) shall not be deemed to create a presumption that the proposed bed-and-breakfast use is, in fact, compatible with surrounding land uses and, in itself, shall not be sufficient to require its approval.

(o)

Notwithstanding anything contained herein to the contrary, a bed-and-breakfast use shall not be permitted on any lot which is included within a plat of subdivision if such plat was recorded among the Land Records of Frederick or Carroll Counties after January 1, 1951.

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

March 11, 2022

Name and address

Re: Case: MA-BOA-2022-02, Special exception request for the operation of a Bed-and-Breakfast at 17 Paradise Avenue, Mount Airy Md. 21771

Dear Homeowner:

On Monday, March 28th at 7:00 p.m. you are invited to attend the Planning Commission monthly meeting held at Town Hall. The above-referenced request for a special exception to operate a Bed-and-Breakfast at 17 Paradise Avenue, Mount Airy Maryland 21771 will be introduced. This request is in front of the Planning Commission for a recommendation to the Board of Appeals public comment is allowed.

The Board of Appeals hearing will be set within 60 days from the 28th of March. You will receive an additional letter 30 days before this hearing from the Board of Appeals, which you will be able to give public comments at that hearing.

If you cannot attend but would like to make a comment or have questions, please contact John Breeding at jbreeding@mountairymd.gov or 301-829-1424.

Sincerely,

Roxanne Hemphill
Chairperson Planning Commission

Clyde and Susan Boller
13801 Motters Station Road
Rocky Ridge, MD 21778

TAP MAP: 601 PARCEL: 1251

Kristen and Carroll Zentz
102 Paradise Avenue
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 1264

James Frey
P.O. Box 659
16 Paradise Avenue
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 1261

Peter Gallagher
18 Paradise Avenue
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 1262

Christian and Michelle Garcia
101 Paradise Avenue
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 1250

Max Bagasao
Maria Vasques
11 Paradise Avenue
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 1252

Calvary United Methodist Church of Mount Airy, Inc.
403 S. Main Street
Mount Airy, MD 21771

TAP MAP: 601 PARCEL: 219